136.0	0002	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,413,100 / 1,413,100
					USE VALUE:	1,413,100 / 1,413,100
					ASSESSED:	1,413,100 / 1,413,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		HILLSDALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOHNERT WILLIAM A
Owner 2:	SHAFI FARAH
Owner 3:	
Street 1:	28 HILLSDALE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LEAMON CHLOE J -
Owner 2:	-
Street 1:	28 HILLSDALE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .174 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Wood Shingle Exterior and 2911 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7583.000	830,400		582,700	1,413,100
Total Card	0.174	830,400		582,700	1,413,100
Total Parcel	0.174	830,400		582,700	1,413,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 485.43 /Parcel: 485.43

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 87284

GIS Ref

GIS Ref

Insp Date 06/25/21

!10549!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 136.0-0002-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	830,400	0	7,583.	582,700	1,413,100		Year end	12/23/2021
2021	101	FV	668,300	0	7,583.	582,700	1,251,000		Year End Roll	12/10/2020
2020	101	FV	668,200	0	7,583.	582,700	1,250,900	1,250,900	Year End Roll	12/18/2019
2019	101	FV	498,600	0	7,583.	615,100	1,113,700	1,113,700	Year End Roll	1/3/2019
2018	101	FV	498,600	0	7,583.	453,200	951,800	951,800	Year End Roll	12/20/2017
2017	101	FV	499,100	0	7,583.	433,800	932,900	932,900	Year End Roll	1/3/2017
2016	101	FV	499,100	0	7,583.	401,400	900,500	900,500	Year End	1/4/2016
2015	101	FV	480,100	0	7,583.	336,700	816,800	816,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:54:38

LAST REV

Date	Time
06/25/21	10:53:33
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10549

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEAMON CHLOE J	51616-247		8/26/2008		802,500	No	No		
KISSEL JEREMIAH	29315-86		11/3/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	87284
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/18/2020	1478	Redo Bas	13,862	C				
4/23/2020	436	Addition	249,318	O				
5/12/2015	477	Insulate	3,180					
6/6/2011	546	New Wind	8,534					REPL 6 WINDOWS
10/12/2006	868	Redo Kit	5,000			G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2021	Measured	DGM	D Mann
6/25/2021	Permit Visit	DGM	D Mann
9/29/2017	Meas/Inspect	HS	Hanne S
2/9/2009	Meas/Inspect	372	PATRIOT
11/19/1999	Meas/Inspect	264	PATRIOT
7/29/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7583		Sq. Ft.	Site		0	90.	0.85	10									582,741						582,700	

Total AC/HA:	0.17408	Total SF/SM:	7583	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	582,741	Spl Credit		Total:	582,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.06799364
Const Adj.:	1.05461943
Adj $ / SQ:	146.422
Other Features:	156821
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	870445
Depreciation:	40040
Depreciated Total:	830404

COMMENTS

SUB-DIVIDED 11/3/91 FROM 7800 S/F TO 7583
P.M. 5/17/94 PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	2

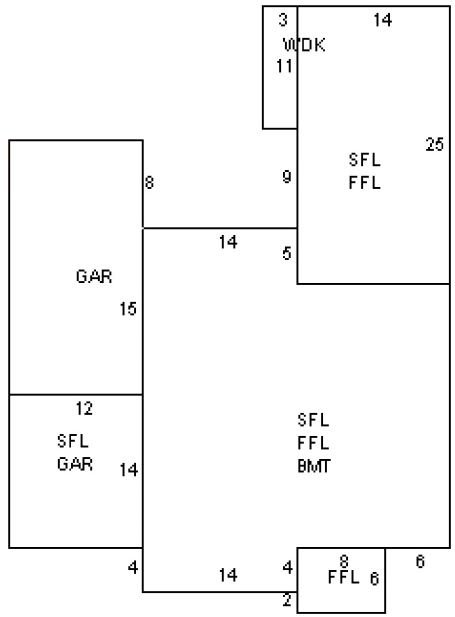
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	M
Totals			
1	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	213.78
Special Features:	0	Val/Su Net:	219.28
Final Total:	830400	Val/Su SzAd	330.57

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,316	146.420	192,692
FFL	First Floor	1,196	146.420	175,121
BMT	Basement	798	76.870	61,344
GAR	Garage	444	21.760	9,660
WDK	Deck	33	16.870	557

Net Sketched Area:	3,787	Total:	439,374
Size Ad	2512	Gross Area	3787	FinArea	2911
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	V	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

136.0-0002-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2016	0.00	T	2.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc